

**Notice of the Tribunal Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)**

Housing Act 1988 Section 14

Address of Premises

42 Yew Street, Salford M7 2HL

The Tribunal members were

J White
A Hossain

Landlord

Sans Estates LTD

Address

Unit 4 Fontayne Business Centre Broad In London N15 4A6

Tenant

Klara Drozdova

1. The rent is: £1100 **Per** month **(excluding water rates and council tax but including any amounts in paras 3 & 4)**

2. The date the decision takes effect is: 1 September 2024

3. The amount included for services is: N/A **Per** month

4. Date periodic/statutory periodic assured tenancy commenced 1 September 2019

5. Rental period monthly

6. Allocation of liability for repairs S 11 LTA 1985

7. Furniture provided by landlord or superior landlord

unfurnished

8. Description of premises

Small 2 bed semi-detached. Through lounge to kitchen. Double doors open onto small back garden. Front driveway. Double glazing. External inspection only (dwelling was empty at date of inspection)

Chairman

J White

**Date of
Decision**

1 April 2025